



# MEDFORD BLDG

## MEDFORD/OWATONNA, MN

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### *Project Highlights:*

- End cap opportunity
- Neighbors Furniture Outlets USA
- Adjacent to the Medford Retail Outlet Center
- Space features 1 Drive-in door, and 1 Loading dock door
- Additional Tenants include an appliance store, and Ashley Furniture
- Lease from 6, 000 to 12,150 sf
- Excellent Highway visibility



### CONTACT

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<b>Location</b>	6500 West Frontage Rd, Medford, MN 55049 (Steele County)		
<b>Building SF</b>	Appx. 66,000		
<b>Amenities</b>	Drive in Doors, ADA restroom		
<b>Usage Type</b>	Retail		
<b>Available</b>	6,000 to 12,150 sf		
<b>Offering</b>	\$6.50 psf, NNN		
<b>2009 CAM &amp; Tax</b>	\$1.03 psf, estimated		
<b>Parking</b>	400 stalls on site		
<b>Nearby Retail</b>	Medford Outlets, Ashley Furniture, Appliance Store, Furniture Outlets USA		
<b>Demographics</b> (2009)	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Population	2,503	7,534	27,307
Households	956	2,812	10,403
Avg. HH Income	\$61,773	\$63,923	\$67,878
<b>Traffic Counts</b> (MNDOT 2007)	Highway 35:	31,500 vpd	
	West Frontage:	2,250 vpd	
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Suite Dock Area